

Resolution No. ZSR-21-29 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on September 22, 2021 at the offices of the Suffolk County Planning Commission with respect to the application of “**Greybarn Patchogue**” located in the Town of Brookhaven
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **November 3, 2021**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approval** of the Site Plan referral of Greybarn Patchogue apartments **subject to the following conditions and comments:**

**Conditions:**

1. The applicant shall incorporate “Parking Stall Demand Reduction” or “PSDR” techniques to incentivize residents to eliminate a Single Occupancy Vehicle and hence trip generation and an off street parking stall. PSDR techniques include, but not limited to, unbundling the cost of parking spaces from the cost of rent. A Shuttle Transportation Program, Transit Info Screens/Ride Share Marquee, etc.

**Reason:** A Traffic Impact Study was not included for this site plan application. However, it is observed by Suffolk County Planning Commission staff that East Main Street in this area is heavily congested, particularly during peak hours of commuting time, evening restaurant/entertainment activity and Village of Patchogue community events. Moreover as noted above, dwelling units that are further away from groceries, parks and the central business district (CBD) have a higher rate of motor vehicle trip generation per unit than those closest to the CBD.

The Suffolk County Planning Commission has produced a draft “model code” and report on such PSDR techniques and has recommended that no building or structure should be constructed, used or occupied without the adoption of Parking Stall Demand Reduction (PSDR) techniques conditioned, through covenants and restrictions, on land use and development approvals issued by municipal planning boards. For convenience a link to the model code is provided below:

<https://www.suffolkcountyny.gov/portals/0/formsdocs/planning/SCPlanningCommission/2019/PSDR%20Final%20Draft%20103019.pdf>

2. Workforce/affordable units shall include a percentage set aside as accessible and inclusive for individuals with developmental disabilities.

**Reason:** According to the New York Housing Resource Center, there are more than 25,000 adults in Suffolk County with intellectual or developmental disabilities and 63% of them live with family caregivers and of those, 25% of the caregivers over the age of 60. Providing units for intellectual or developmental disabilities seeks to address the predicament for many families who are concerned with what happens to their child once they are deceased.

**Comments:**

1. A Phase I Environmental Site Audit, containing an analysis of asbestos containing material in buildings, debris piles, soils or other environmental conditions of concern, is appropriate for the subject parcel. The ESA should be made part of the application review record.
2. With regard to demolition of existing buildings to be carried out. Any on site recycling of demolition materials should be conducted at the farthest point from any sensitive residential receptors to reduce the issues related to noise and dust from recycling operations.
3. The applicant should begin/continue dialogue with the Suffolk County Department of Public Works/New York State Department of Transportation regarding access and roadway improvement to CR 80 or NYS Rte. 112 necessitated as a result of the construction of the Greybarn Patchogue Apartment project.
4. The applicant should begin/continue dialogue with the Suffolk County Department of Health Services/Suffolk County Department of Public Works and/or the Inc. Village of Patchogue regarding connection requirements to the Patchogue Village Sewage Treatment Plant.
5. An internal pedestrian circulation plan should provide connection to Montauk Highway (CR 80) for pedestrian access to the Suffolk County Transit routes. The proposed Greybarn apartment project is adjacent to Suffolk County Transit bus routes S7B, S61, S66, and S68 on Montauk Highway (CR 80). Connections on these various mass transit uses provides access to Port Jefferson, North Patchogue, Coram, Medford, Yaphank (County Center), Sayville, Ronkonkoma train station, Mastic Beach and Riverhead.
6. An emergency access point or cross access should be established to the property (parking lot) to the north.
7. The Suffolk County Planning Commission's publications Managing Stormwater - Natural Vegetation and Green Methodologies should be reviewed and additional stormwater mitigations incorporated where practical.
8. It is not evident in the referral to the Suffolk County Planning Commission if the applicants have reviewed the Commission's guidelines on energy efficiency. It is anticipated all apartment units would be constructed to Energy Star Standards in accordance with Town of Brookhaven Code requirements. The applicant should review the Commission standards on energy efficiency for further informational purposes. The generation of onsite (Rooftop) solar should be accommodated for now or in the future to the maximum extent possible.
9. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

**10.** The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

**11.** The site plan should provide adequate screening and buffering along the perimeter of the development site. Setbacks area between the property line and parking should be planted with fast growing evergreens (Leyland Cyprus).

**12.** Surface water related to the Swan River/Swan Lake system is located within a half-mile of the proposed East Patchogue Incentive Overlay District. An analysis of the cumulative effects of water drawdown from a lack of onsite recharge via sewerage for the five phased development sites is warranted and the effects on the headwaters and water level of the swan River should be detailed. Mitigation measures with regard to any "buildout" effect of the EPIOD should also be detailed.

**13.** Off street parking requirement for the site should be amended to encourage the use of advance Zero Emission Vehicles (ZEV's) including electric vehicle (EV), plug-in Hybrid electric vehicles (PHEV) and fuel cell electric vehicles (FCEV) charging/fueling by supporting the installation of the requisite charging/fueling infrastructure (i.e. residential charging parking stall locations, etc.).

Greybarn Patchogue  
Town of Brookhaven

**COMMISSION ACTIONS OF APPROVED RESOLUTION**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSED</b>	<b>ABSENT</b>
ANDERSON, RODNEY – At Large				X
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
DOTY, DAVID – Town of East Hampton	X			
ESPOSITO, ADRIENNE - Villages over 5,000				X
FINN, JOHN - Town of Smithtown				X
FLYNN, DANIEL – Town of Southampton	X			
GALLE, ELIZABETH - Town of Shelter Island	X			
GERSHOWITZ, KEVIN G.- At Large				X
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
MCCARHTY, THOMAS - Town of Southold	X			

Motion: Commissioner Kelly

Present: 11

Seconded: Commissioner Chu

Absent: 4

Voted: 11

Absent: 4

DECISION: Approved